

INDEPENDENT ROOF INSPECTION SERVICES LTD.

'YOUR SECOND OPINION FIRST'



www.independentroofinspection.ca

INSPECTION REPORT

AUGUST 21 2022
OLYMPUS AVENUE.
TORONTO ONT.



This two story detached residence incorporates sloped and flat roofing. The sloped roofing is of laminated fiberglass shingles about five years old. The flat roof waterproofing membranes are 2-ply 'torch down' modified bitumen systems.

SLOPED ROOFING.

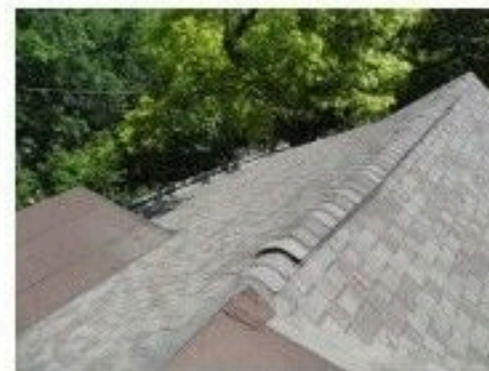
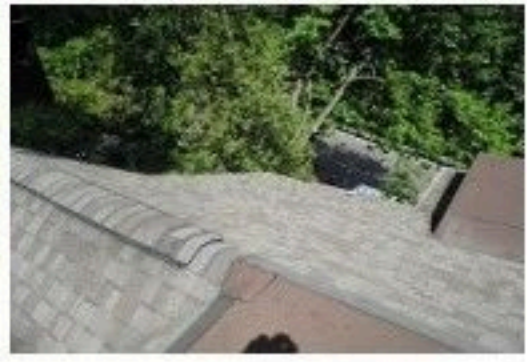
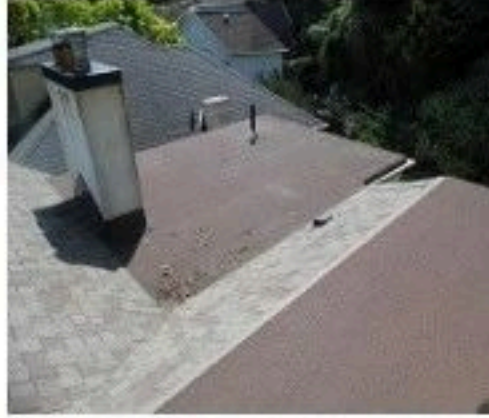
We are pleased to report that except for the deficiencies listed herein, all shingle exposures, both upper and lower, exhibit the following.

- 1) A good appearance.
- 2) The correct shingle exposure.
- 3) Shingles set in straight lines.
- 4) A sound nailing pattern.
- 5) The presence of a synthetic underlay.
- 6) The presence of the required eaves protection membrane.
- 7) The shingle overhang at the eavestrough is of the required girth.
- 8) A 'drip edge' flashing of 26 gauge pre-painted steel at all perimeters, both eaves and rake edges.

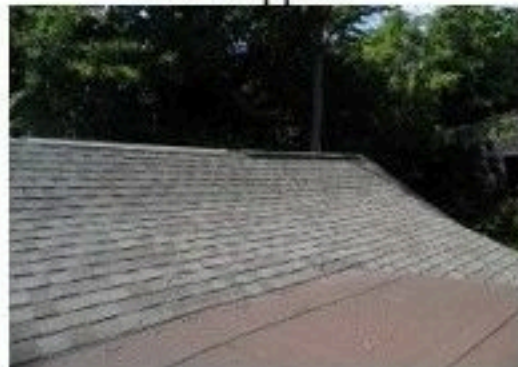
The system is complete with ridge venting and continuous 'strip vents' low on all exposures which provides for soffit air inflow.

The deficiencies do not detract from the installation methods and we can confirm that the Manufacturers Material and Extended Warranties should remain enforceable.

OVERVIEWS. SLOPED ROOFING.

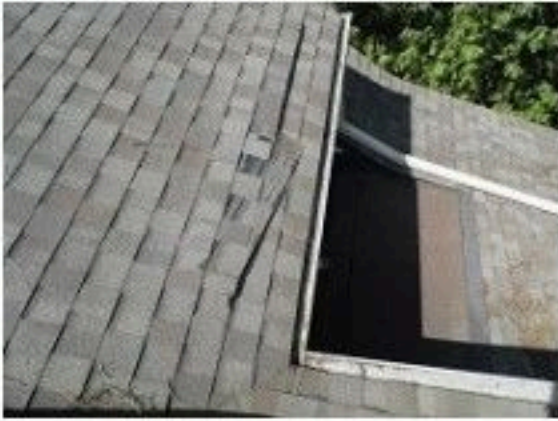


Front Upper.

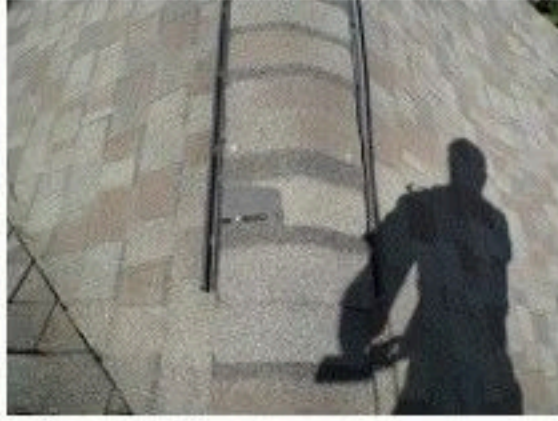


DEFICIENCIES.

Loose shingle.



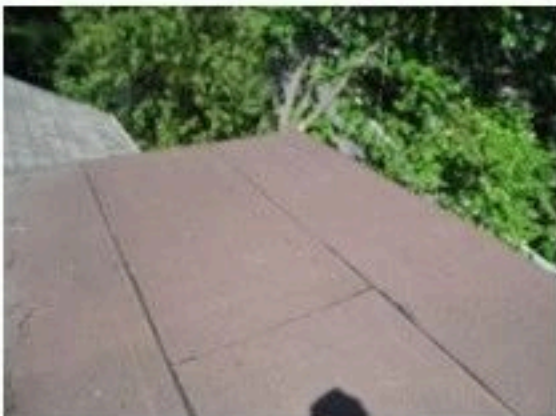
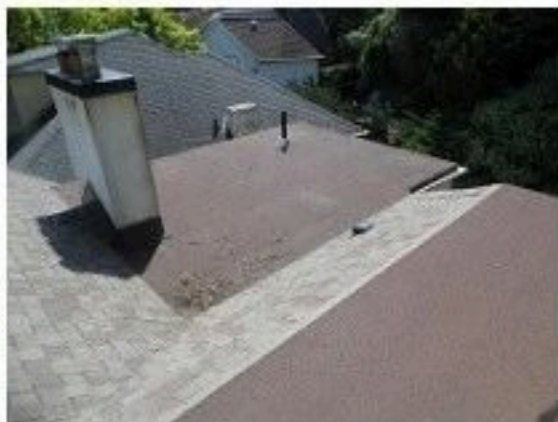
Broken ridge cap shingle.



Rear North corner. Branches should be cut back. Trough should be cleaned.



FLAT ROOFING OVERVIEWS.



Front Lower flat.

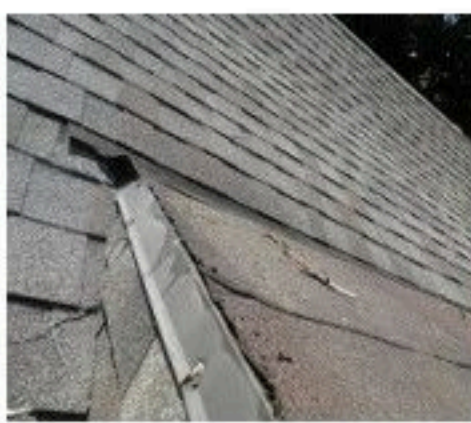
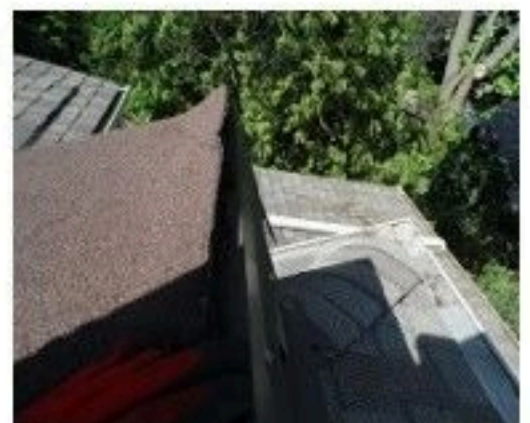


We are pleased to report that the fields of all the flat roofs are sound and should remain serviceable for at least five years..

DEFICIENCIES.

Common to all heat welded flat roof membranes where the sheet metal drip edge was not properly primed. The membrane becomes loose.

All of the roof s and their perimeters show this deficiency.



Cont/



ACTION, SHINGLES.

- 1) Replace damaged ridge cap shingle.
- 2) Replace loose material.

ACTION, FLAT ROOFING.

- 1) Install asphalt primer to all sheet metal drip edge as needed.
- 2) Re-heat existing membrane and fully adhere.

MISCELLANEOUS.

- Clean leaf guard.
- Trim overhanging branches.

NOTES.

- 1) The chimney flashings are sound.
- 2) The leaf guard is sound.

DAVE BAUGHN.

INDEPENDENT ROOF INSPECTION SERVICES LTD.

2531 LAKESHORE BLVD. WEST UNIT 113. TORONTO ONT. M8V 1E7

Liability Insured. Fall Protection Certified. WSIB Compliant. Metrolinx Certified.

www.independentroofinspection.ca.

irisroofinspection@gmail.com

647 718 0856

E&OE